LOT 1 & PT OF LOT 2
IN OR 745/1523
BARNWELL ESTATES PB 5/226

TERRY JOHN M & GENEVA R
96277 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

**2025**

**39-2N-28-011B-0001-0000**

## BUILDING CHARACTERISTICS

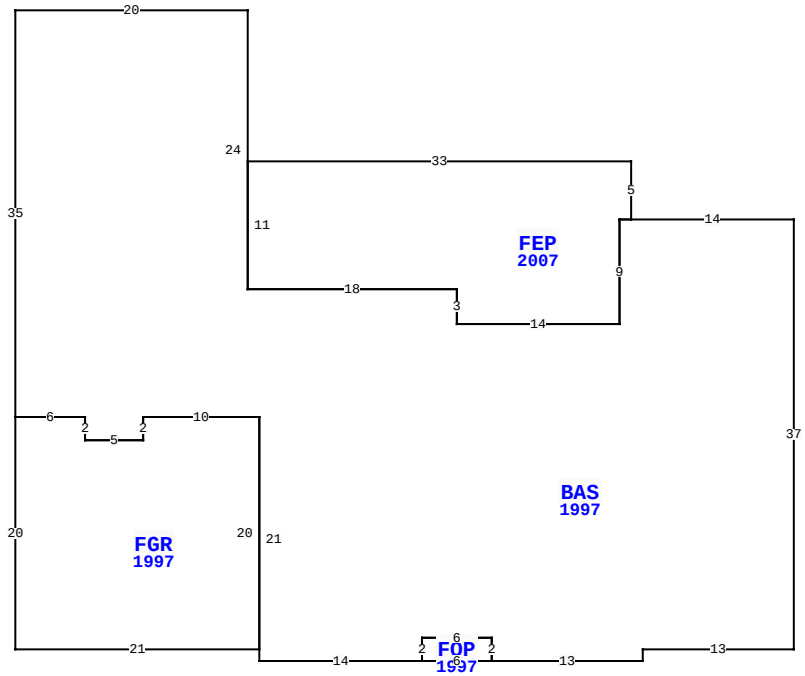
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4019.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,216 | 100 | 1997 | 2,216 | 249,926 |
| FEP | 399 | 80 | 2007 | 319 | 35,978 |
| FGR | 410 | 55 | 1997 | 226 | 25,489 |
| FOP | 12 | 30 | 1997 | 4 | 451 |
| TOTALS | 3,037 | | | 2,765 | 311,843 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,765 | 107.1360 | 141.42 | 391,026 | 1997 | 1997 | 0 | 0 | 0 | 20.25 | 79.75 |

1 SNGL FAM – 100% - 1999 Heated Area: 2216 HX Base Yr 1999




96277 BARNWELL CIR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 311,843 |
| TOTAL MARKET OB/XF VALUE | | 9,171 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 446,014 |
| SOH/AGL Deduction | | 245,367 |
| ASSESSED VALUE | | 200,647 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 149,925 |
| TOTAL JUST VALUE | | 446,014 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 382,378 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B17803 | ADDITION | 15,236 | 10/01/2006 |
| 962079 | H/AC | 0 | 12/01/1996 |
| 963404 | NEW CONSTR | 124,000 | 10/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0745/1523 | 12/06/1995 | WD | Q | V | | 18,000 |
| GRANTOR: TOLLISON HUGH K SR ET | | | | | | |
| GRANTEE: TERRY JOHN M & GENE | | | | | | |
| 0740/0357 | 9/27/1995 | QC | Q | V | 06 | 12,000 |
| GRANTOR: BOATRIGHT J C | | | | | | |
| GRANTEE: TOLLISON HUGH K SR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W14 FEP=[YR=2007] N5 W33 S11 E18 S3 E14 N9 E1$ W1 S9 W14 N3 W18 N24 W20 S35 FGR=[YR=1997] S20 E21 N20 W10 S2 W5 N2 W6$ E6 S2 E5 N2 E10 S21 E14 FOP=[YR=1997] E6 N2 W6 S2$ N2 E6 S2 E13 N1 E13 N37$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1997 | 1997 | 3 | 79 | 2,765 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,711.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 72 | 6,406 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,171

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 125,000.00 | 125,000.00 | 125,000 | | | | | | | |

REVIEW DATE 11/19/2019 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS